

Natural / Cultural Resources and Open Space

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NATURAL RESOURCES

The Catawba River and Lake Norman, along with its many tributaries help define the character of the Hwy. 150 study area. Lake Norman was created in 1967 when Duke Power Company built the Cowan's Ford Dam on the Catawba River between Mecklenburg and Lincoln Counties. Since that time Lake Norman has helped drive development in the region.

The Catawba River mainstream, which divides Catawba County from Iredell County, forms the eastern boundary of the study area. Continuing west, Hwy. 150 crosses two Lake Norman tributaries, traverses additional land in Catawba County and ends at the Lincoln County line.



East Entrance to Study Area

Positive impacts that the lake has had on the area goes beyond recreation. Access to the water has created a highly desirable location for residential developments. Lake Norman has also brought visitors (fishermen, boaters, vacationers, etc.) to Catawba County.

Species of fish in Lake Norman include Largemouth Bass, Bluegill, Striped Bass, Yellow Perch, Channel Catfish and Crappie. The NC Wildlife Resources Commission stocked the lake earlier this year with hybrid bass and expects to do so for the next several years.



Development along the Lake



Barred Owl

Bird species in the corridor area include Bald Eagles, Osprey, Red Tailed Hawk, Ring Billed Gull, Great Blue Herrin, Barred Owl, King Bird, Orchard Oriole, and Barn and Cliff Swallows, among others. Lake plants include Pickerel Rush, Cattails, Creeping Water Primrose, and Spatterdock. Land plants in the corridor include a mixture of deciduous and evergreen plants and an assortment of field crops and grassland.

Since much of the region's drinking water comes from the Catawba River, regulations have been put in place to protect the water quality of the river. Land area extending 500 feet from the Catawba River mainstream, and land area 1,000 feet from the high water elevation of Lake Norman are located in the Catawba River Overlay District (CRC-O).



Lake Cattails

Because this area is ecologically sensitive, it must be protected from pollution caused by erosion sedimentation, agricultural and industrial runoff, and natural or manmade obstruction. As such, development within the first 50 feet must comply with the State's Catawba River Basin Riparian Buffer Rules as enforced by the North Carolina Department of Environment and Natural Resources (NCDENR). The minimum residential lot size within the CRC-O is 30,000 square feet for conventional subdivisions, and minimum lot width for waterfront lots is 100 feet. Non-residential and multi-family development must use Low Impact Development (LID) techniques.

Since the Catawba River provides water for residence of the City of Mooresville, Charlotte-Mecklenburg, and Lincoln County, watershed rules were also put in place to help protect this sensitive area. To ensure water quality, the State of North Carolina enacted the Water Supply Watershed Protection Program in 1989. The program requires all local governments with land use planning jurisdiction in designated watersheds to administer a Water Supply Watershed Protection Ordinance to protect surface drinking water.



Lake Norman

The area within one-half mile of the lake is designated as the WS-IV Critical Watershed, mandating minimum 20,000 square foot lots for conventional single family development, and a maximum 24% built upon area for multi-family and nonresidential development.

Beyond the critical area is the WS-IV Protected Area. Wa-

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tershed. Regulations mandate minimum 20,000 square foot lots without public water or sewer, or 15,000 square foot lots with public water or sewer for conventional single family development, without curb and gutter streets. Multi-family and non-residential uses are limited to 24% impervious coverage of a lot with curb and gutter, and 36% without curb and gutter. Within the Protected Area, planned developments may use the high-density option of 70% impervious coverage with stormwater controls if a “5%/70% Bonus” permit is approved by the Catawba County Board of Adjustment.



Farm in Corridor

OPEN SPACE

The Hwy. 150 Corridor Plan Study Area is located within the Sherrills Ford Small Area Plan (SAP). The plan indicates that residents value open space, protection of natural features, preservation of farmland, and environmentally sensitive development.

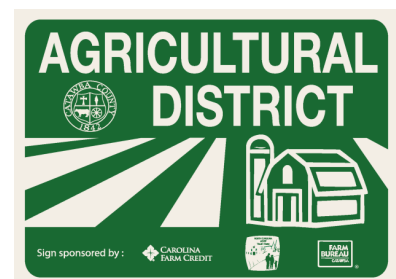
In order to help preserve agricultural and forest lands, the County adopted a Voluntary Agricultural District (VAD) program in 2008. The program allows landowners to voluntarily enter their property into an agricultural district which recognizes the property as farmland and commits the landowner to retain the property as active agricultural land. In exchange, signs are located on the farmland which identifies the property as an agricultural district, and notice is provided through the County’s land records system (GIS) which identifies approved districts and land in proximity to the districts.



Agricultural Scene

Much of the land within the study area is already developed; however, a 12-acre tract of land is designated as a voluntary agricultural district in the study area. An additional 347 acres in the corridor could qualify for the agricultural district program since the acreage is in the County’s present use tax value program (one of the qualifications for the VAD program). *See Map 10: Natural and Cultural Resources.*

Open space is also preserved through park land dedications. The County’s Unified Development Ordinance (UDO) regulations require open space dedication for all major subdivisions. The contribution is in the form of an onsite park if practical, or trails which allow people to enjoy the outdoors if the tract is within the Carolina



Voluntary Agricultural District

Thread Trail route, or a fee in-lieu for the purchase of parkland if onsite land and amenities are deemed impractical.



Trail to Marshall fishing Area

RECREATIONAL OPPORTUNITIES

A recreational amenity in the corridor is the Marshall Steam Station Fishing Area. It is located off Highway 150 south of the Marshall Steam Station. The fishing area runs along the outlet from the Steam Station and is referred to as the "hot hole" by locals due to the higher water temperatures from the energy plant's water output. Duke Energy has made the area available to the public free of charge, and has added a parking lot, graveled walkways and ample lighting at night.

A future Catawba County Park referred to as Mountain Creek will provide passive recreation opportunities within proximity to the study area. The park space is approximately 600-acres and is located in the back of the cove of the Mountain Creek arm on Lake Norman.



Marshall Fishing Area Entrance

Active recreational opportunities located within proximity of the study area are offered by the Sherrills Ford Optimist Club. The park is located on Mollys Backbone Road.

Other opportunities are available within the study area through businesses offering marinas and campgrounds. Additional recreational opportunities will be explored with the development of the Village and Commercial centers along Hwy. 150.



Residents Enjoying Fishing Area

Trails and outdoor facilities will be encouraged as part of the Key Harbor residential development, which is located outside of the study area off Island Point Road. Other future facilities within proximity will be offered through the Federal Energy Regulatory Commission (FERC) Agreement along Lake Norman. These facilities include the Island Point access area to the north of the study area and Slanting Bridge access area to the south of the Corridor.

CULTURAL / HISTORICAL RESOURCES

Many of the early settlers of Catawba County were Germans and Scotch-Irish who left their native countries for

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religious freedom and the hope of better economic conditions. With massive populations initially settling in Pennsylvania and Maryland, many people migrated to Virginia and North Carolina in search of a more rural area. The first census of the United States taken in 1790, indicated that there were 342 families in Catawba County. The population of 10,096 people was 100% rural.

Catawba County's religious history begins with the earliest settlers, who gathered to worship outdoors, or in private homes or barns. Some of the first church buildings were "union churches" in which congregations of two different faiths shared the use of the same building. One of the first church buildings constructed in the County was Rehobeth Methodist Church. The church and associated historic cemetery are located within the study area.

The first known architect in Catawba County was Charles Henry Lester. Lester built several houses in the Hwy. 150 study area, including the T.F. Connor House. The Victorian houses created by Lester represented a radical departure from the vernacular architecture of the time. Previously, most houses were two-story rectangular structures which were at least two rooms long and one room wide. This configuration helped ventilate the building during hot humid summers. The main entrance was usually on the long side of the building so the most impressive façade was seen from the road.

The study area also includes the Terrell Historic District, which is the most intact crossroads community remaining in Catawba County. It is representative of numerous crossroad settlements throughout rural North Carolina. Development of the crossroads began in 1885 with the establishment of a cotton gin by Miles Whitfield Sherrill, and with the opening of a general store by Thomas Franklin Connor, the nephew of Sherrill. By 1893, a post office was established in the Connor store and the crossroads community was named Terrell, after a minister who served Rehobeth Methodist Church. The new community had a population of 25 people.

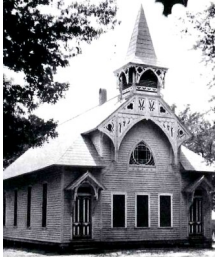
The Hwy. 150 Corridor Plan includes several sites listed on the National Register of Historic Places as part of the Terrell Historic District. These sites have been recog-



Terrell Historic District



Lake Norman



Rehobeth 1889 Church



Present Day Rehobeth Church



Rehobeth Cemetery



Coleman-Caldwell-Gabriel Farm

nized by state and federal historians as worthy of preservation for their significance in American history, architecture and culture. A brief description of some of those properties is shown below. The Terrell Historic District showing all of the specific property locations are shown on the district map. *See Map 11: Terrell Historic District.*

Rehobeth Methodist Church and Cemetery —

Rehobeth Church was the first Methodist Church constructed in North Carolina west of the Catawba River. This first structure was built in 1791 of hewn log.

A frame church was erected in 1889 and later brick veneered in the 1950's. The present church is the result of remodeling and adding on to that original 1889 building. Rehobeth was the only church in the Terrell community and was therefore the main place of worship for the community.

The cemetery adjoining the church contains the graves of the builders and subsequent owners of the houses, stores, mill, gin and farms. The graves of members of the Gabriel, Connor, and Sherrill families are prominent among the stones in the cemetery.

Coleman-Caldwell-Gabriel Farm — The farm is located just north of the Terrell crossroads at the end of a long lane. This is the oldest house in the district and an significant example of Greek Revival architecture. It was built in 1854 by Dr. Coleman and his wife Lucy Hawkins, the daughter of William Hawkins who served as the North Carolina Governor from 1811 to 1814. In 1877 the house was purchased by Franklin Caldwell, a prosperous farmer and Catawba County deputy sheriff. In 1914, the property was sold to County Commissioner R.E. Gabriel. His son R.H. Gabriel operated the general store, post office and cotton gin in Terrell for years as well as being a farmer.

The house is a two-story, frame vernacular farmhouse of Greek Revival influence. Characteristically, these houses were two-story rectangular structures with the long side and main entrance

facing the road. As was also typical for the era, the house has a stone pier foundation, weather-board siding, a gable roof with overhanging boxed eaves. The exterior-end brick chimneys were laid in common bond and with a single shoulder. Between 1915 and 1920 the porch was enlarged, and a two-story ell (building extension at right angle to the main structure) with its central chimney is believed to have been added toward the end of the nineteenth century. A two-story porch lines the south side of the ell, continuing along the west wall of the house. An exterior stair connects the two levels of the porch.

T.F Connor House — Architect Charles Lester originally built the house in 1886 for Thomas Franklin Connor who was the prominent country merchant that built the store/post office building which still stands at Terrell crossroads today. This Queen Anne style house is a large two story structure with a steep pitched gabled roof, and asymmetrical massing. Exterior details alternate between various types of cut shingling, German siding, sawn brackets, and louvered blinds.

Connor Store and Post Office — In 1885 Thomas Franklin Connor, the son of Charles and Mary Jane Sherrill Connor, opened a general store at the crossroads opposite the cotton gin which was operated by his uncle, Miles Whitfield Sherrill. A few years later Connor replaced this store with the larger store which is still in use today.

The current store is a large two-story frame structure with clapboard siding and a gable roof disguised by a false front on the east side front façade. Attached to the north side of the store is a one-story, roofed wing which was originally used as the post office. A shed roofed porch runs the entire length of the front façade. Even with minor remodeling through the years, the building still gives the feeling of an early twentieth century country store.

Sherrill-Gabriel House — This house was built in the early 1880's by Cebring Sherrill as a one-story, three-room frame cottage. In 1906 Mr. Sherrill's son-in-law R.E. Gabriel converted the



T.C. Connor House



Original General Store and Post Office



Present Day General Store



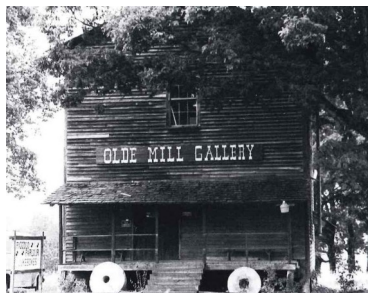
Sherrill-Gabriel House



Walter Gabriel House



James Gillian House



Grist Mill

one-story house into a two-story house. He turned the building around so it faced west. A two-story late-Victorian block was added on the east side, which then became the main entrance for the house.

The house is a three-bay-wide structure with a gable roof and exterior-end brick chimneys. The house is sheathed in weatherboard, except for the gable ends and the walls of the front porch and balcony, which are sheathed in narrow German siding. A one-story, hip-roofed porch with turned posts, balusters, and sawn-work brackets runs nearly the length of the east façade. The center bay of the porch features a pediment. Above the center bay is a second story, balcony with another pediment and details that match the porch.

Walter Gabriel House — The house was built in 1902 by Walter Gabriel, who was the bookkeeper at the Connor Store. It was remodeled in the mid-twentieth century. The house is a one-and-one-half story frame structure, three bays wide, with a cross-gable roof and interior chimneys. The dominant feature of the west façade is the large, dormer-like gable end with its pair of windows. A shed-roofed porch shelters the front entrance.

James Gillian House — Mr. Gillian is believed to have been the first miller at R.E. Gabriel's gristmill in the early twentieth century. The late-Victorian dwelling is a two-story frame structure with weatherboard siding, a multi-gabled roof, and a right front projecting bay. It has a one-story ell attached to the back left side of the structure, and interior chimneys.

Three buildings which were instrumental in Terrell's history have been removed since the formation of the Terrell Historic District. They include the Grist Mill, the Gabriel Cotton Gin, and the Cotton Storage Building.

Grist Mill — The gristmill is believed to have been built during the early twentieth century by R.E. Gabriel, with James Gillian serving as the first miller. It was a large, two story frame structure with stone-pier foundation, weatherboard siding, and metal-covered gable roof. A shed-

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roofed porch with wooden posts ran across the front of the mill.

Gabriel Cotton Gin — The cotton gin was established by Miles Sherrill, and later rebuilt by R.E. Gabriel. The gin continued operation until 1960. The structure was a one-story rectangular frame building sheathed in German siding with a pitched gable roof. The east side had an external feeder apparatus. A metal shed was attached to the rear of the building.

Cotton Storage Building — The cotton storage building, constructed by the Gabriel family was a one-story rectangular frame structure. Resting on a stone pier foundation, the building was sheathed in weatherboard siding.



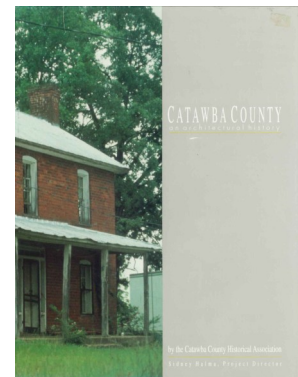
Cotton Storage Building

Persons interested in a more comprehensive inventory are encouraged to consult the Catawba County Historical Association or Sidney Halma's book titled *Catawba County: An Architectural History*.

GUIDING PRINCIPLES

NATURAL RESOURCES, RECREATION AND OPEN SPACE

- NP-1 Assist farmers/property owners desiring to maintain the agricultural or open space use of their property by providing assistance and information on available options.
- NP-2 Preserve ample open space for future generations by encouraging open space, conservation easements, pocket parks, or greenways as part of future developments.
- NP-3 Provide adequate recreational opportunities for all segments of the population.



*Catawba County:
An Architectural History
By Sidney Halma*



*Catawba River Greenway—
Morganton, NC*

CULTURAL HISTORICAL RESOURCES

- NP-4 Recognize and protect cultural resources.
- NP-5 Preserve properties of local and national historic significance.

PLAN GOALS

NATURAL RESOURCES RECREATION AND OPEN SPACE

- NG-1 Contact farmers in the study area who qualify for the Voluntary Agricultural District program to educate and encourage them to participate.
- NG-2 Evaluate opportunities for developers to include open space in new projects. Search for innovative ideas to create new recreational opportunities.
- NG-3 Pursue grants to secure easements and open spaces, and help develop parks and trails



*Terrell Historic District
from Sherrills Ford Looking Toward
Hwy 150*

CULTURAL HISTORICAL RESOURCES

- NG-4 Encourage and support the Catawba County Historical Association and the NC State Historical Society in the endeavor to identify historic properties and keep the inventory listing current.
- NG-5 Work with the Department of Transportation, the local Historical Association, State Historical Society and the property owner of the Sherrill-Gabriel House to determine the Hwy. 150 route through Terrell Historic District
- NG-6 Preserve existing historic properties and assist owners with adaptive reuse to ensure sustainability.

